Biohabitats

Incorporated

MEMORANDUM

DATE:

February 28, 1997

TO:

DISTRIBUTION

FROM:

Keith Bowers, Biohabitats, Inc.

RE:

Clarksburg Town Center Final Water Quality Plan

SUBJ:

February 26, Meeting with MCDEP

Sheet 1 of 5

410-337-3659 fax/410-583-5678

Timonium, Maryland 21093

15 W. Avlesbury Road

The following persons were in attendance:

Ecological Assessments
Ecological Planning
Ecological Restoration

<u>NAME</u>	FIRM	6	
•		2	
Richard Brush	MODEP	1ST SUDMIHEL	
Debra Gier	MCD)(P	•	ı
Richard Gee	MCDEP	address comments and	1
Keith Van Ness	MCDEP	resubmit :	
Keith Bowers	Biohabitats		
Marshall Rudo	Biohabitats	· · · · · · · · · · · · · · · · · · ·	
Marc Mezzanotte	MK Enterprises		•
Irene Carrato	MK Enterprises		

The purpose of this meeting was to clarify submittal requirements for the Final Water Quality Plan (FWOP) and define water quality monitoring parameters.

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Marc Mezzanotte presented an overview of the phasing of the project including anticipated design submittals and construction sequencing for the initial phases. The first item of work will include the construction of the sanitary sewer pump main. The first phase, expected to be submitted for site plan review this spring, includes the commercial area and surrounding residential units south of the stream. Phase 2 will include single family and multi-family units on the northeast side of the property. Phase 2 is expected to be submitted for site plan review by mid to late summer. It is anticipated that the earthwork for each phase will balance in order to avoid having to transport large quantities of soil across the stream.

Richard Brush asked why had there not been any water quality monitoring performed in the last two years.

Gier followed with a list of requirements that must be incorporated into the Final Water tity Plan and site plan submittals, along with comments pertaining to the water quality matering.

Several items that were deferred until site plan & the FWOP.

use also discussed the required timeline information must be completed as part of the Fugp.

DEPARTMENT UP PERMITTING SERVICES

• Fostering Ecological Stewardship •

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Site Plan Final Water Quality Plan Requirements

- 1. The FWQP can be submitted in phases to match the phases submitted for site plan approval.
- 2. The FWQP should contain a copy of all state and federal permits including all time extension approvals.
- 3. Downstream property owners may need to be notified again.
- MNCPPC will not approve any BMPs in the buffer if they can not be reforested. In accordance with dam safety regulations, if the embankment of a BMP cannot be revegetated then the BMP must be located outside of the buffer.
- 5. Stormwater compensation areas must be clearly marked and labeled on the plans.
- Grading should be phased to minimize the amount of disturbed area. The FWQP should include a write-up explaining the measures employed to limit disturbed areas.
- 7. The FWQP should describe how wetland impacts, due to road crossings, are minimized
- 8. No earth is to be transported across the stream until the permanent crossing is installed.
- 9. The buffer surrounding the stream should remain fallow this year and seeded in accordance with revegetation plans.
- 10. FWQP review and monitoring fees will be due in proportion to the amount of land developed with each phase.
- Percolation and boring tests will be required for all proposed BMP locations. Results of the tests should be used for final sizing and design. If there are existing borings located close to the proposed location of the BMPs then the geotechnical consultant may review recommendations accordingly.

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- 12. The site plans must include final grading and storage computations for all BMPs and SWM ponds. Positive drainage (i.e infiltration and underdrains) must be provided for each BMP.
- 13. The use of the Green Alley concept is highly encouraged including the above-ground "greenway".

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Site Plan Final Water Quality Plan Requirements (cont.)

14. The eurrent configuration of pond #1 is unacceptable. We should follow design guidelines established by the Center for Watershed Protection to maximize attenuation and pollutant removal rates.

15. As part of the stream restoration plan, we should address the head-cut in the upper reach of the tributary stream.

16. Redundant BMPs are required for all areas of the site. Possible use of stormceptors should be considered. Redundant systems should be state of the art.

The erosion and sediment control plan must include redundant measures to minimize erosion and sedimentation of the streams. CNO Provide IMPROVED Provide CTICAL.

18. The FWQP must include measures to protect springs and seeps during and after construction. a spring in the tributary stream was pointed out and bord design must not impact the spring.

19. The plan must illustrate and label all proposed utilities. Proposed utilities are to be kept out of the buffer.

20. Profiles of storm drain pipes, stormwater management ponds and drainage paths to stormwater management ponds must demonstrate positive drainage.

21. Locations of proposed storm drain outfalls should be field-verified to determine optimal location. This will be verified by MCDEP.

22. The FWQP must illustrate final drainage divides. No runoff from backs of lots is to be directed off-site. All runoff is to be directed to and treated by BMPs.

23. The FWQP must include a copy of the sediment control concept.

24. All stream crossings must be designed in accordance with MCDEP "bio-sensitive" stream crossing guidelines.

25. MCDEP requests that the site plan and FWQP be submitted to their office in advance of formally submitting the package to MNCPPC to ensure that initial comments are addressed prior to formal submittal. MCDEP believes that this will save formal review time and speed up the review process. MCDEP requests that 30 days be given for this initial review.

THIS allows DPS and MACPPC HAVE TO review THE FWOP Prior TO THE Formal site plan package process

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Water Quality Monitoring Requirements:

MCDEP will perform all biological monitoring for all monitoring periods.

Pre-construction monitoring should NOT be phased.

redevelopmen f Only one continuous flow meter and rain gage will be required for all monitoring The flow gage should be placed on the main stem above Stringtown Road. Cross sections and velocity must be measured on a quarterly basis and recorded along the three tributaries for future discharge calibration. Bankfull elevations should be field identified and calibrated with discharge monitoring results.

Three temperature meters are required, one in each tributary. MCDEP suggested that we may want to include a fourth directly downstream of Kings Pond. THE TEMP. METER IN THE MIDDLE TRUB. BE LOCATED BELOW KINGS POND. Pre-construction monitoring does NOT have to include pH, conductivity, and dissolved oxygen., MCDEP will let us know if total suspended solids will be eliminated as well.

BE COUSE SUFFICIENT DOCTO FROM COUNTY MONITORING EXIST One signature flow weighted sample of nutrients is required.

WE STATED THAT Several arch samples are required to su Chemical sampling is NOT required. However, MCDEP suggested that it may be in our required. best interest to perform a signature sample of chemicals to ensure that future sampling sike efforts are not tainted by water quality problems beyond our control. (example is the landscape contractor's yard and associated mulch and compost piles south of the Chemical monitoring is required for BMP property). monitoring.

Construction monitoring shall include all of the items listed above including pH, DO, conductivity, and TSS.

g During and Post construction monitoring shall include all of the items listed above including grab samples from ponds #1 and #2. The FWOP should include a proposed monitoring program with details on monitoring parameters, frequency, and methods. (MCDEP suggested that this program use and reference the protocols currently being established by the MC Water Quality-Monitoring-Committee.) BMP monitoring Protocal work Group,

A groundwater budget is required to demonstrate that stream base flow will not decrease 10. due to development and associated BMPs.

MCDEP is currently monitoring the stream and suggests we coordinate efforts with them.

MENTION THAT BIMP monitoring will have to include these parameters.

Specify onedeveloped chemical monitoring

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If you have any questions or comments concerning the above items, please contact Keith Bowers (Biohabitats) at 337-3659.

cc.

Steve Klebanoff, CTC

'Mark Montgomery, CTC .

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Biohabitats

incorporated

February 11, 1997

Ms Debra Gier

Montgomery County Department of Environmental Protection
250 Hungerford Drive

Rockville, Maryland 20850

RE:

Clarksburg Town Center

Biohabitats Project No. 94014.01

SUBJ:

SPA Water Quality Plan Final Submission Requirements

Dear Debra:

Ecological Assessments Ecological Planning Ecological Restoration

15 W. Aylesbury Road

Timonium, Maryland 21093 410-337-3659 fax/410-583-5678

Thank you for scheduling a meeting on Wednesday, February 19 to review the Special Protection Area (SPA) preconstruction water quality monitoring requirements for Clarksburg Town Center. It is our desire to conclude the meeting with a clear understanding of what MCDEP will require in the way of field monitoring to comply with the SPA regulations and the preliminary Water Quality Plan.

You had also suggested that we may want to bring to the meeting a time-line illustrating our schedule for site plan submittals and desired construction time-frames. We will do this.

You had also suggested that at our upcoming meeting MCDEP would not be prepared to discuss the final Water Quality Plan submission. Please note however, we anticipate submitting the first phase for site plan approval by the end of March. Consequently, at the February 19, meeting we would like to determine what we have to prepare and submit regarding the final Water Quality Plan so the first site plan submittal review and approval is not delayed.

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We understand that we are on a very short schedule regarding the first submission and appreciate your cooperation in ensuring that we move through the review process with minimal delays. If you have any questions please give me a call (410-337-3659).

Thank you for your time!

Sincerely,

HABITATS, IN

oth Bowers, Project Manager

B/pc

Steve Klebanoff, CTC Mark Mezanotte, MKE

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